

# SITE IMPROVEMENT PLAN

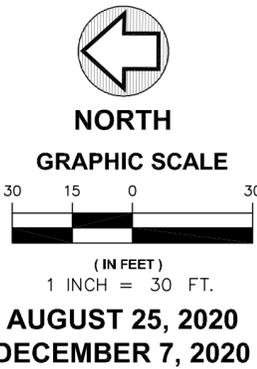
Situated in the City of Hudson, County of Summit and State of Ohio and known as being part of Original Hudson Township Lot 60.

FOR: THE ROTOLO RESIDENCE

DEED REFERENCE: P.N. 30-10182  
Prestige Builder Services, LLC  
Document No. 56511798

SITE ADDRESS: 2741 Lost Valley Lane  
Hudson, Ohio 44236

BUILDER: Prestige Homes  
17 W. Streetsboro St.  
Hudson, Ohio 44236  
Phone: 330-650-2033  
Fax: 330-650-5128



## SAINT ANDREWS COMMONS SUBDIVISION PLAT CABINET D, SLIDE 502 SUMMIT COUNTY RECORDS

**P.N. 30-10182**  
1.4958 Ac.

### NOTES:

- XXXX\* PROPOSED GRADE
- XXXX EXISTING ELEVATION
- XXXX EX. CONTOUR
- XXXX PROP. CONTOUR
- INDICATES DIRECTION OF SURFACE WATER AFTER FINAL GRADING.

BENCH MARK: SANITARY MANHOLE RIM  
NORTH OF SUBJECT PROPERTY  
2733 LAST VALLEY LANE  
ELEVATION = 1090.57 (NAVD 1988)

MINIMUM FALL AWAY FROM HOUSE IS 6 INCHES IN 10 FEET.

MAINTAIN POSITIVE YARD DRAINAGE (TO SWALES, YARD DRAINS, NATURAL WATERCOURSES OR STREET) ACROSS.

VERIFY MINIMUM SLOPE OF 1% FROM BOTTOM OF FOOTER TO STORM AND SANITARY LATERALS. IF 1% CANNOT BE ACHIEVED, CONTACT CITY ENGINEER.

UNDERGROUND INFORMATION SHOWN FROM IMPROVEMENT PLANS AND TYPE, SIZE AND ELEVATIONS TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO CONSTRUCTION.

CONTRACTOR MUST CHECK BENCH MARK WITH PERMANENT GRADE BEFORE ANY EXCAVATION OR WORK IS STARTED.

THE SITE SHALL COMPLY WITH "SPECIFICATIONS FOR INDIVIDUAL LOT PROTECTION" AND "EROSION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES".

THERE SHALL BE NO DISTURBANCE OF ANY KIND OR STORAGE OF MATERIALS TO OCCUR BEYOND THE SILT FENCE.

A/C UNIT WILL BE LOCATED OUT OF PUBLIC VIEW. STEP FOOTERS AS NEEDED.

SUMP PUMP MAY BE REQUIRED FOR FOOTER DRAIN.

CONTRACTOR TO VERIFY STORM AND SANITARY CONNECTION DEPTHS BEFORE BASEMENT EXCAVATION.

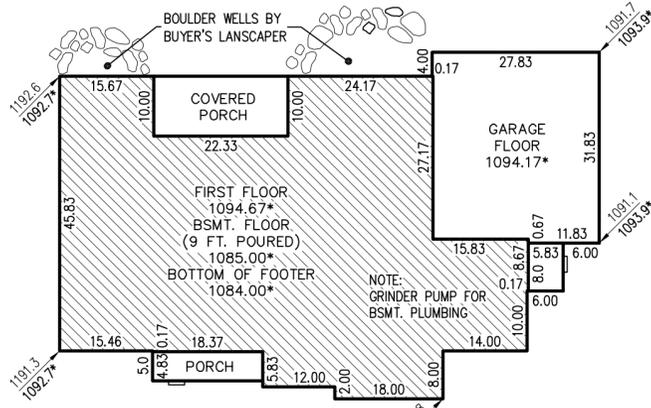
THIS PLAN FOR SITE PURPOSES ONLY, REFER TO HOUSE PLANS FOR FOUNDATION DETAILS AND DIMENSIONS.

HOUSE PLANS USED DATED xx/xx/xx

- 5/8" CAPPED IRON PIN TO BE SET
- IRON PIN FOUND

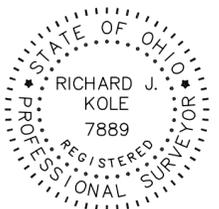
### APPROVALS:

ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
LANDSCAPE ARCHITECT \_\_\_\_\_ DATE \_\_\_\_\_



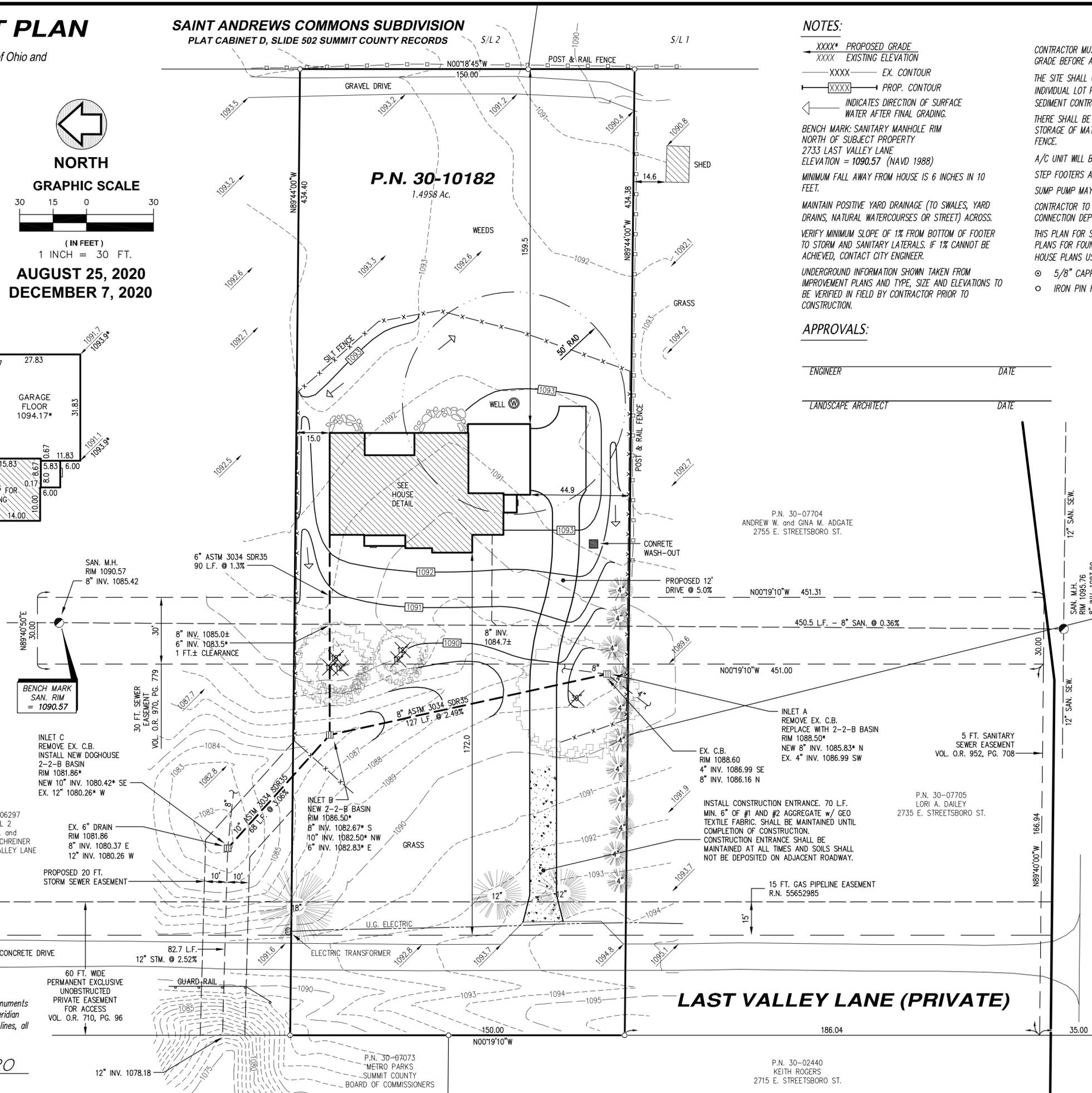
House Detail  
(Scale: 1" = 20')

OHIO  
Utilities Protection  
SERVICE  
Call Before You Dig  
(800) 362-2764



Dimensions shown hereon are expressed in feet and decimal parts thereof. Monuments were found or set as indicated hereon. Bearings shown are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines, all of which I certify to be correct to the best of my knowledge and belief.

Richard J. Kole, Reg. Surveyor #7889  
Date: 12/7/20



MEADOWFARM  
DRIVE 50'

STREETSBORO ROAD (S.R. 303)

LAST VALLEY LANE (PRIVATE)

Prepared by:  
**RMKOLE & ASSOC. CORP.**  
surveyors • consultants • planners • utilities • o&p  
5316 Ridge Road - Cleveland, Ohio 44129  
Phone 440.865.7137 - Fax 440.865.7139  
www.kolesurvey.com  
File No. 20119 Pcl-A



**FRONT ELEVATION**  
DRAFTSMAN RENDERING, GRADE MAY VARY

**NOTE:**  
SHUTTERS ARE OF APPROPRIATE SIZE TO CLOSE OVER WINDOW



**REAR ELEVATION**  
DRAFTSMAN RENDERING, GRADE MAY VARY

**NOTE:**  
BOULDER WELL BY BUYER'S LANDSCAPER

**NOTE:**  
STEPS AND HANDRAIL BY BUYER'S LANDSCAPER

**NOTE:**  
BOULDER WELL BY BUYER'S LANDSCAPER

**NOTE:**  
A/C WILL BE SCREENED FROM PUBLIC VIEW

1st floor | 3,150 sq. ft.  
total | 3,150 sq. ft.  
Overall Dimensions: 30'-0" x 58'-0"

PLANS DRAWN FOR:  
THE ROTOLO RESIDENCE  
JOB# OS258  
2741 LAST VALLEY LANE, HUDSON, OH 44236

**PRESTIGE HOMES**  
A PRESTIGE & PREMIER CO.

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HUDSON RANCH 3150  
FRONT AND REAR ELEVATION

DRAWN BY:	JPL/MAP
DATE:	10/8/18
R1	6/23/2020 JPL
R2	7/8/2020 JPL
R3	8/5/2020 JPL
R4	8/13/2020 JPL
R5	9/23/2020 JPL
R6	11/30/2020 JPL
R7	12/9/2020 MAP

LIVING AREA: 3,136 SQ.FT. SCALE: 1/8" = 12"  
FILE NAME: OS258-ROTOLO

Previous Front Elevation



FRONT ELEVATION  
DRAFTSMAN RENDERING, GRADE MAY VARY

NOTE:  
SHUTTERS ARE OF APPROPRIATE  
SIZE TO CLOSE OVER WINDOW

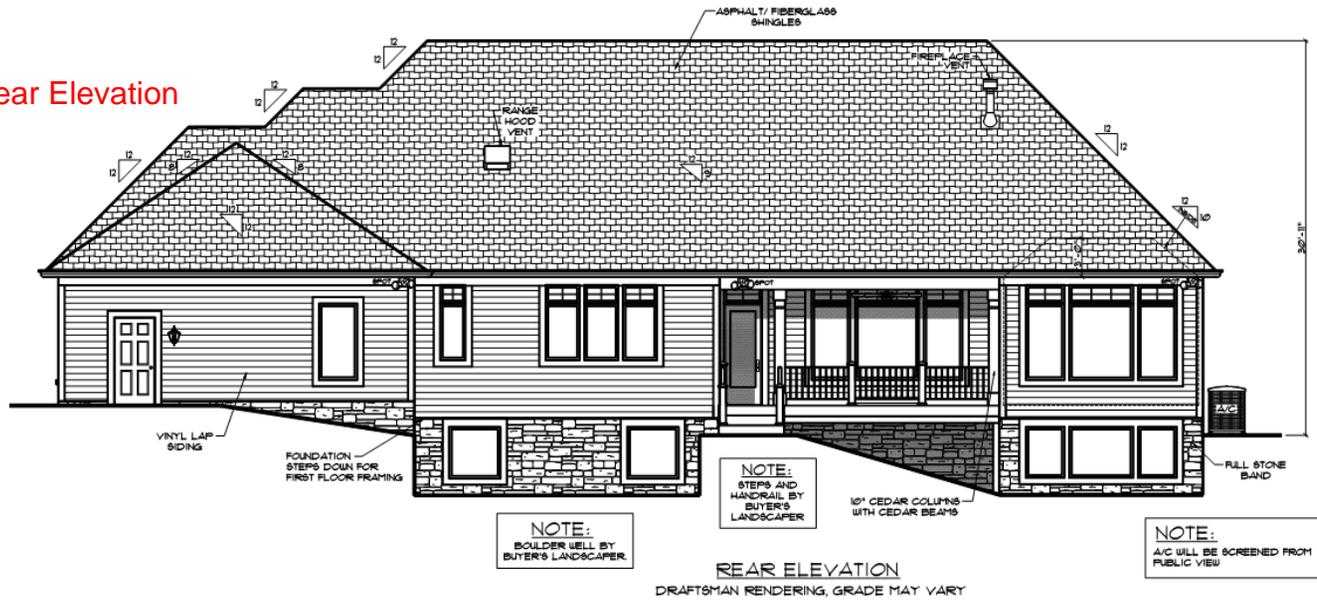
Revised Front Elevation



FRONT ELEVATION  
DRAFTSMAN RENDERING, GRADE MAY VARY

NOTE:  
SHUTTERS ARE OF APPROPRIATE  
SIZE TO CLOSE OVER WINDOW

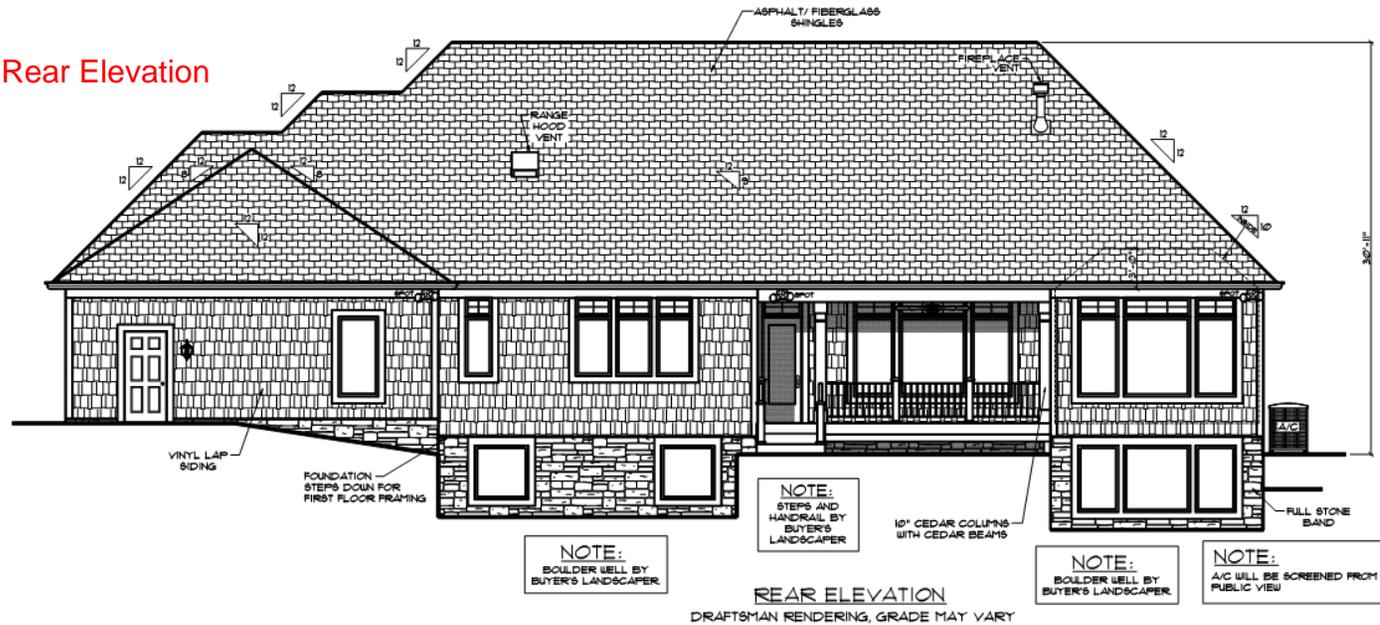
Previous Rear Elevation



1st floor	3,150 sq. ft.
total	3,150 sq. ft.

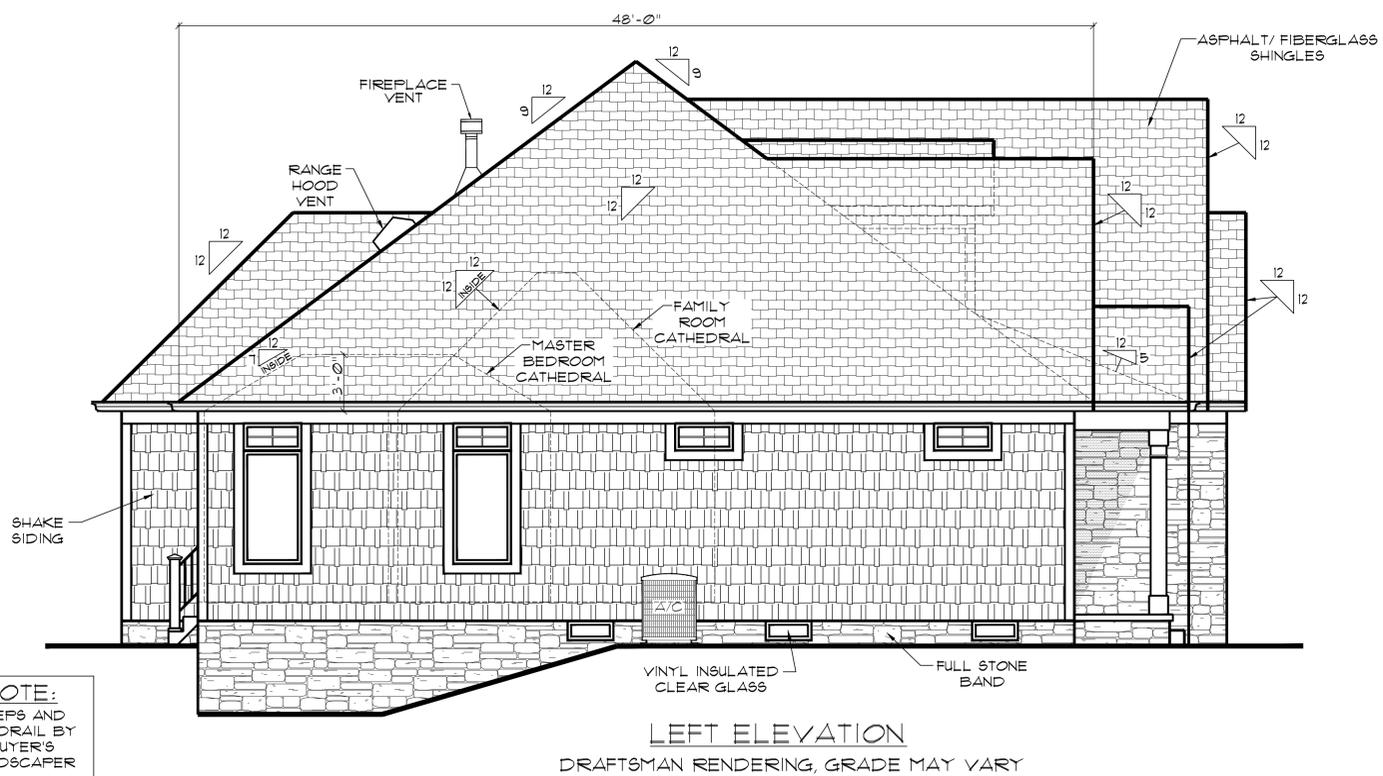
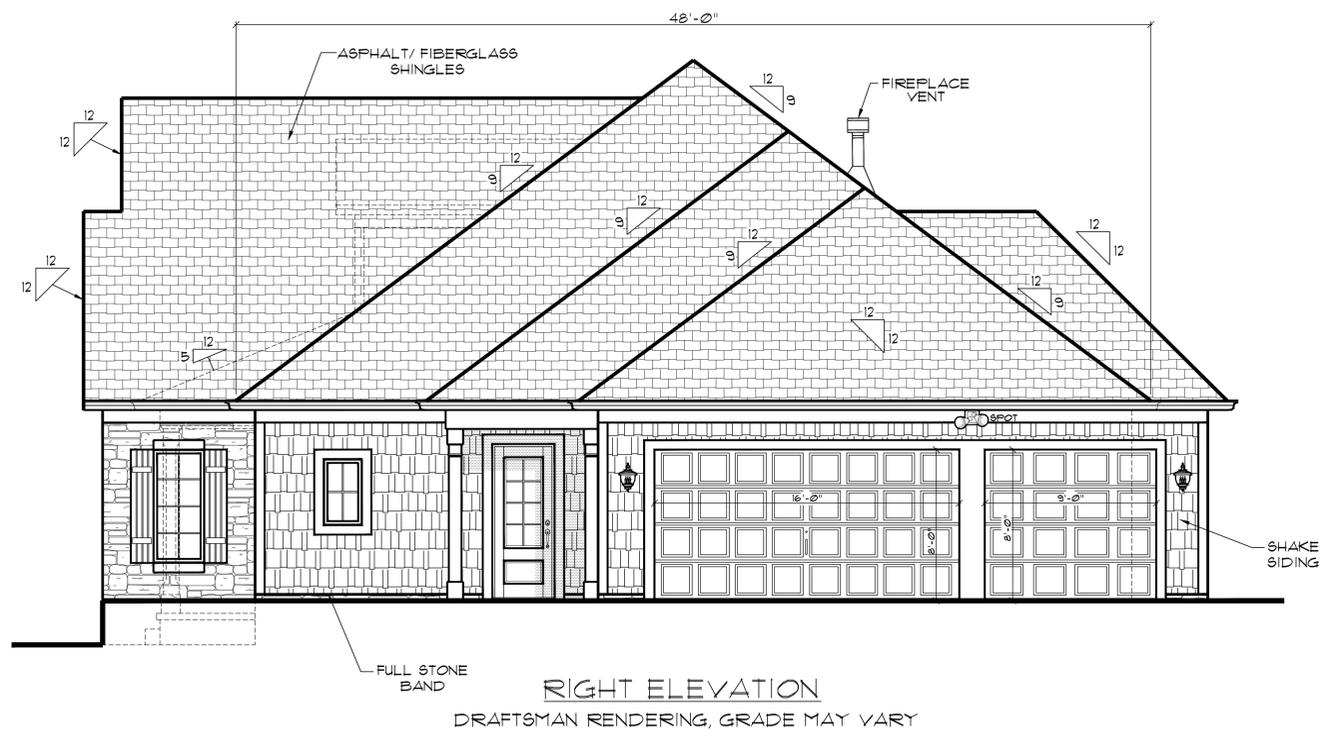
Overall Dimensions: 90'-0" x 58'-0"

Revised Rear Elevation



1st floor	3,150 sq. ft.
total	3,150 sq. ft.

Overall Dimensions: 90'-0" x 58'-0"



NOTE:  
STEPS AND  
HANDRAIL BY  
BUYER'S  
LANDSCAPER

NOTE:  
A/C WILL BE SCREENED FROM  
PUBLIC VIEW

PLANS DRAWN FOR:  
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HUDSON RANCH 3150  
SIDE ELEVATIONS

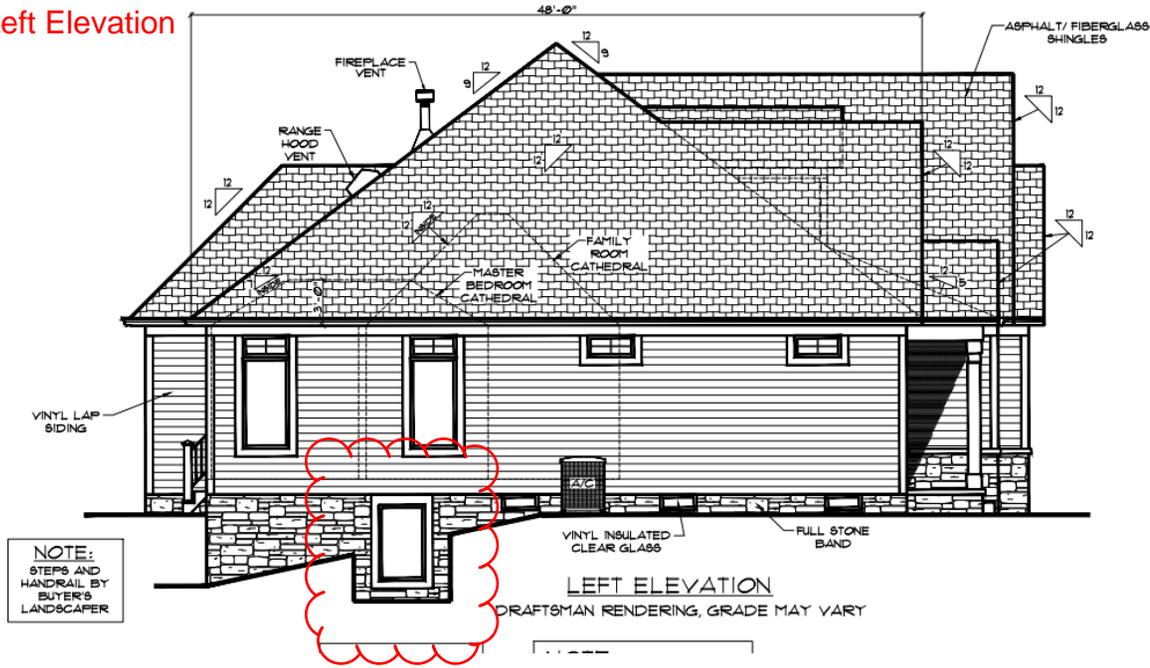
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R3	8/5/2020 JPL
R4	8/13/2020 JPL
R5	9/23/2020 JPL
R6	11/30/2020 JPL
R7	12/9/2020 MAP

LIVING AREA:  
3,136 SQ.FT.

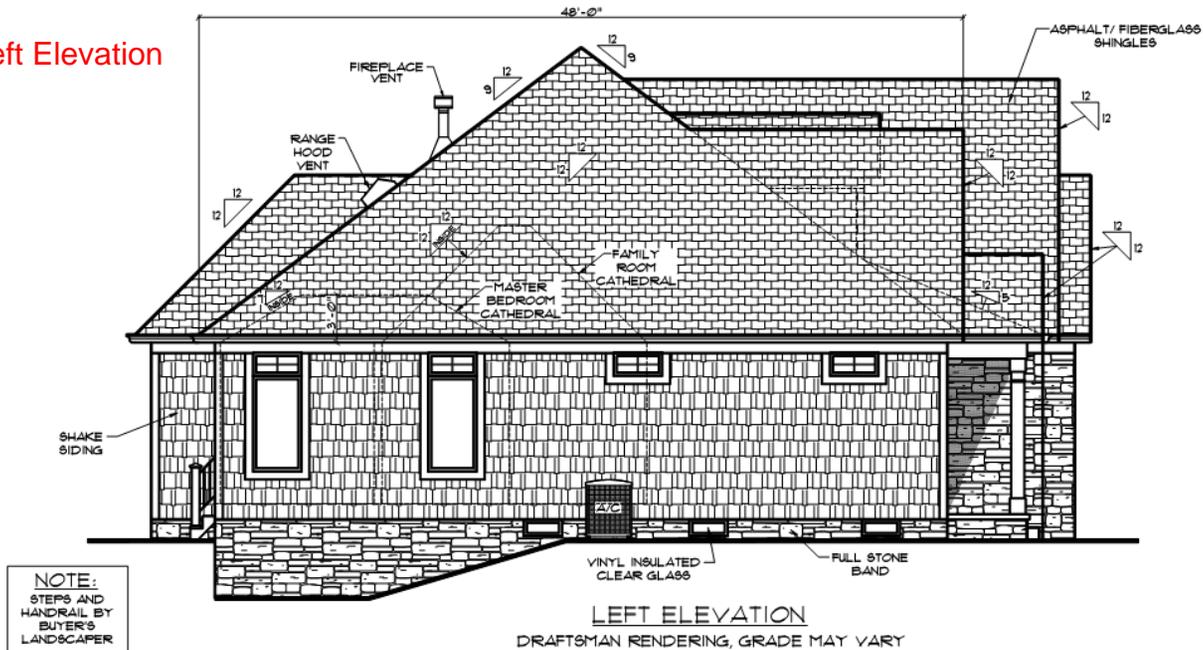
SCALE:  
1/4" = 12"

FILE NAME:  
OS258-ROTOLO

Previous Left Elevation

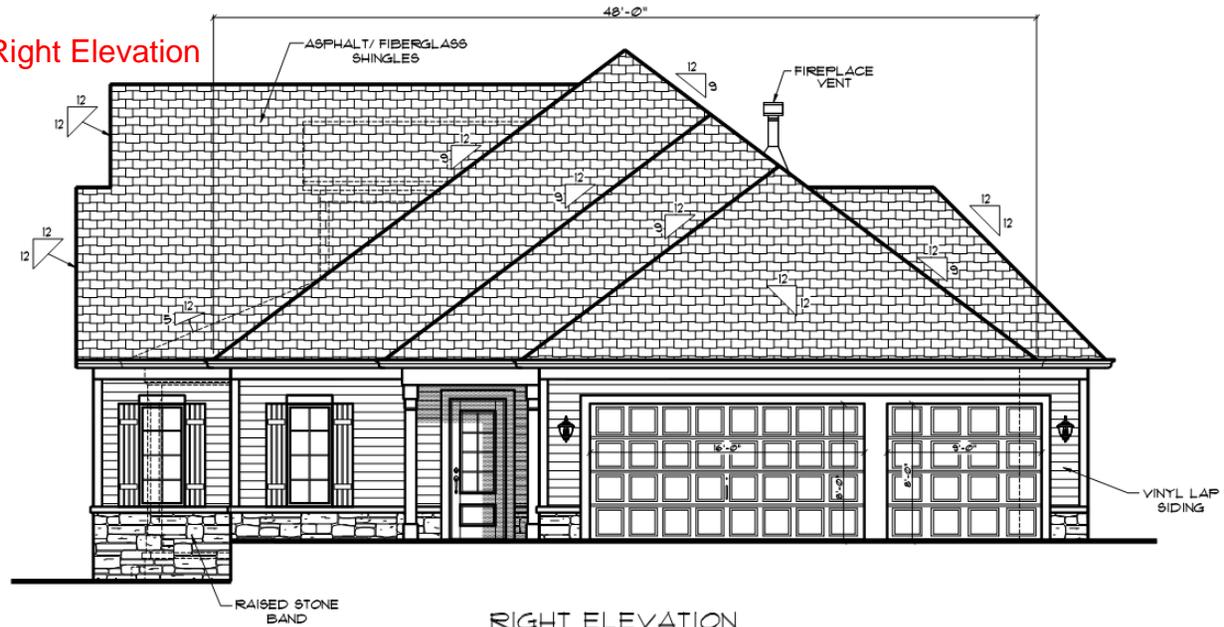


Revised Left Elevation



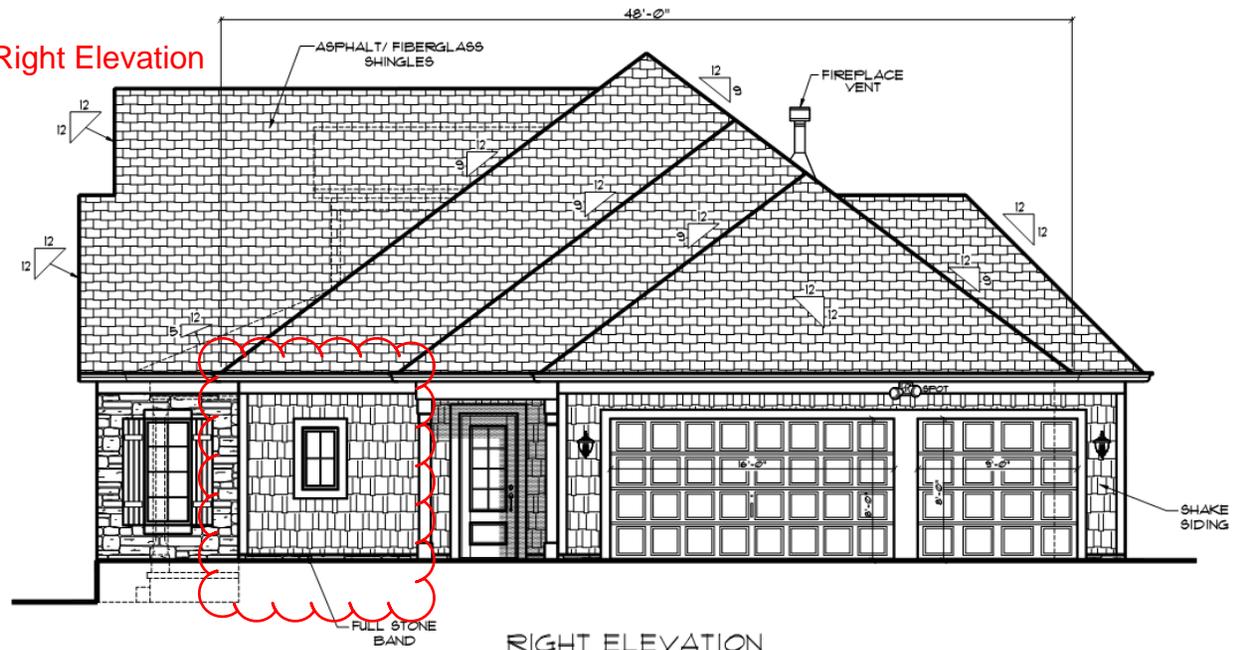
NOTE:  
A/C WILL BE SCREENED FROM PUBLIC VIEW

Previous Right Elevation

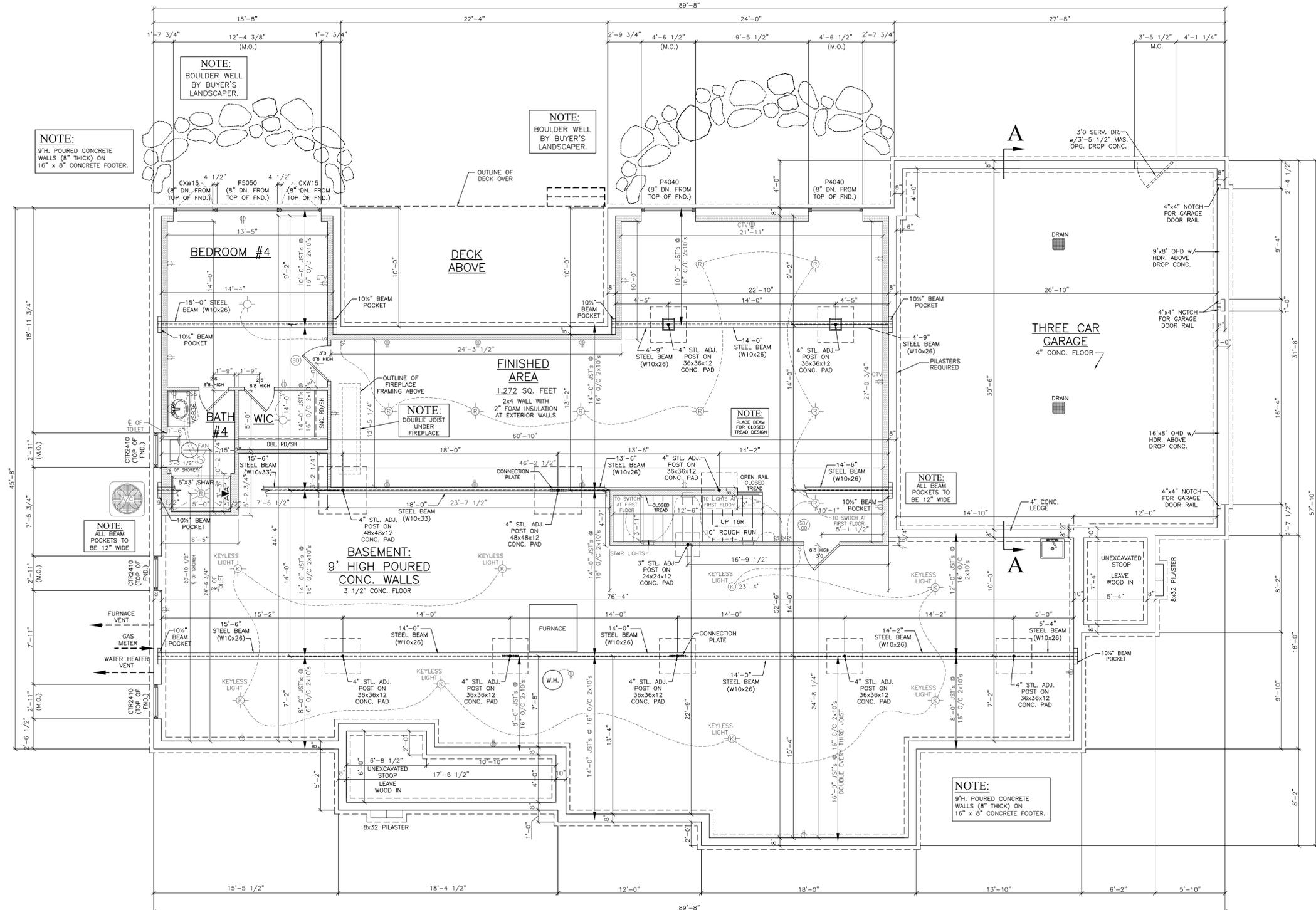


DRAFTSMAN RENDERING, GRADE MAY VARY

Revised Right Elevation



DRAFTSMAN RENDERING, GRADE MAY VARY



NOTE:  
9" H. POURED CONCRETE WALLS (8" THICK) ON 16" x 8" CONCRETE FOOTER.

NOTE:  
BOULDER WELL BY BUYER'S LANDSCAPER.

NOTE:  
BOULDER WELL BY BUYER'S LANDSCAPER.

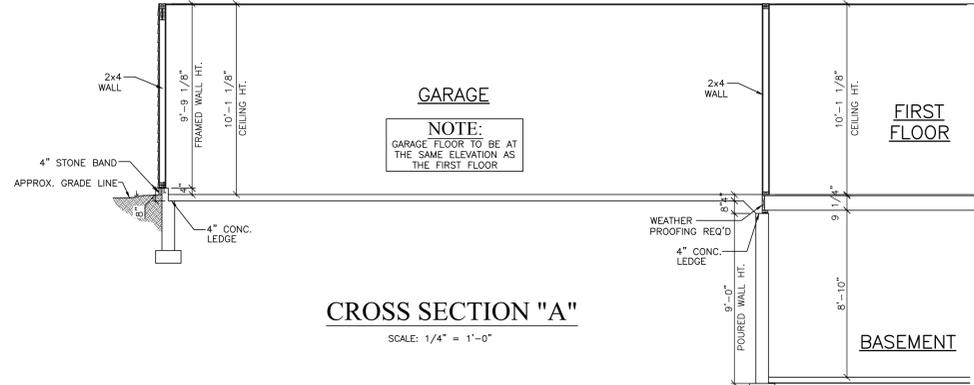
NOTE:  
ALL BEAM POCKETS TO BE 12" WIDE

NOTE:  
DOUBLE JOIST UNDER FIREPLACE

NOTE:  
PLACE BEAM FOR CLOSED TREAD DESIGN

NOTE:  
ALL BEAM POCKETS TO BE 12" WIDE

NOTE:  
9" H. POURED CONCRETE WALLS (8" THICK) ON 16" x 8" CONCRETE FOOTER.



CROSS SECTION "A"  
SCALE: 1/4" = 1'-0"

- NOTE:
- ① FULL STONE BAND
  - ② FOUNDATION PERIMETER = 286'-4"
  - ③ ALL 6'-8" HIGH INTERIOR DOOR HEIGHT.
- INDICATES FRAMED WALLS

WINDOW SCHEDULE: (ANDERSEN)	
CTR2410	2'-4 7/8" X 1'-0 1/2"
CXW15	3'-0 1/2" X 5'-0 3/8"
P4040	4'-0 1/2" X 4'-0 1/2"
P5050	5'-0 3/8" X 5'-0 3/8"

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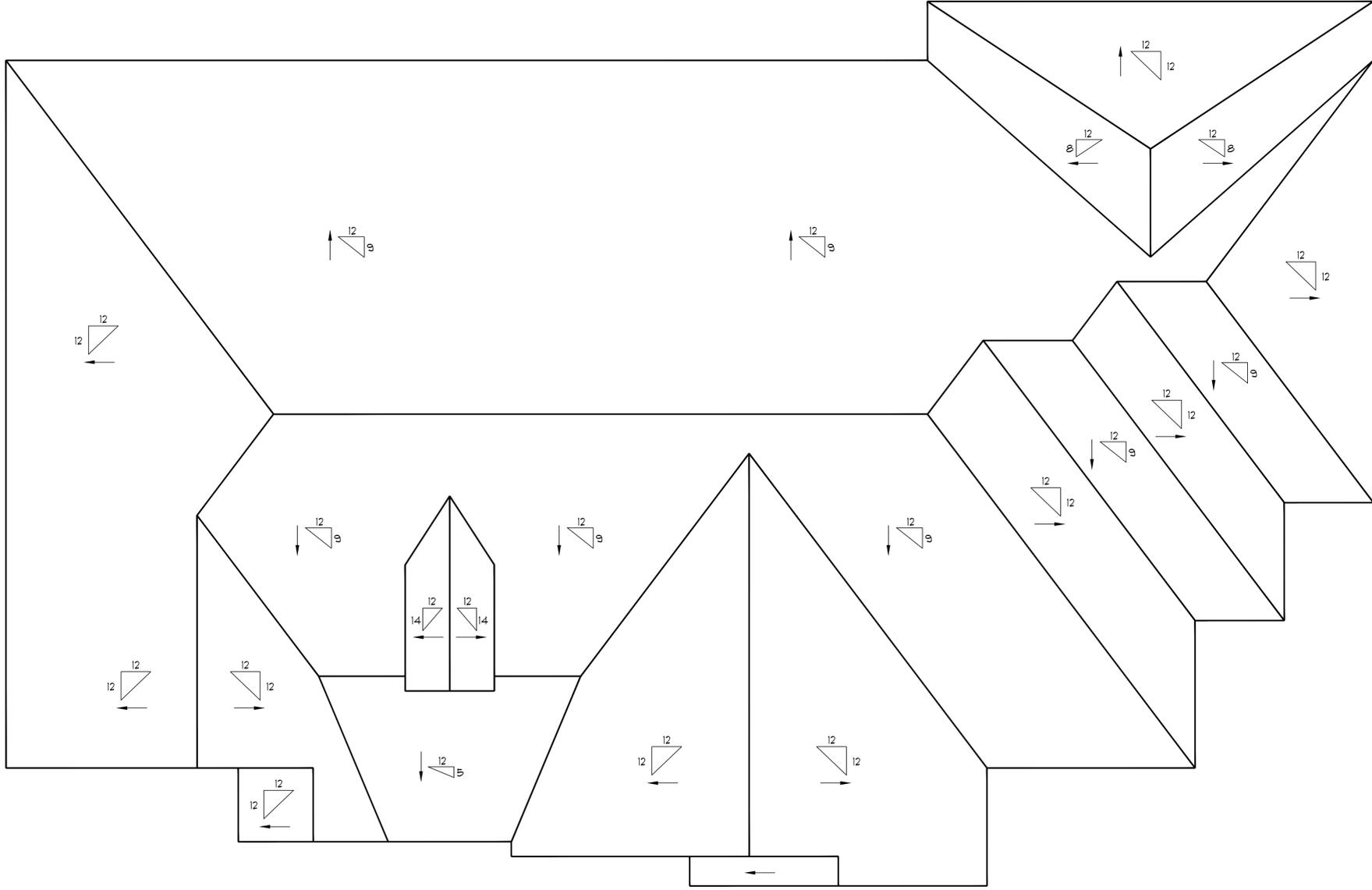
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HUDSON RANCH 3150  
FOUNDATION PLAN

DRAWN BY:	JPL/MAP
DATE:	10/8/18
R1	6/23/2020 JPL
R2	7/8/2020 JPL
R3	8/5/2020 JPL
R4	8/13/2020 JPL
R5	9/23/2020 JPL
R6	11/30/2020 JPL
R7	12/9/2020 MAP

LIVING AREA: 3,136 SQ.FT.  
SCALE: 1/8" = 1'-2"  
FILE NAME: OS258-ROTOLO





HUDSON RANCH 3150  
ROOF PLAN

DRAWN BY: JPL/MAP	
DATE: 10/8/18	
R1	6/23/2020 JPL
R2	7/8/2020 JPL
R3	8/5/2020 JPL
R4	8/13/2020 JPL
R5	9/23/2020 JPL
R6	11/30/2020 JPL
R7	12/9/2020 MAP

LIVING AREA: 3,136 SQ.FT. SCALE: 1/4" = 12"  
FILE NAME: 05258-ROTOLO

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THE ROTOLO RESIDENCE  
JOB# OS258  
2741 LAST VALLEY LANE, HUDSON, OH 44236



2733 LAST VALLEY LANE  
SITE #1



2731 LAST VALLEY LANE  
SITE #2



2729 LAST VALLEY LANE  
SITE #3



LAST VALLEY LANE  
SITE #4



2715 E STREETSBORO ST  
SITE #5



2735 E STREETSBOROS ST.  
SITE #6



2735 E STREETSBOROS ST.  
MILWAUKEE, WI 53212  
LAURA DE WOOD